

ORDINANCE No. 119490

COUNCIL BILL No. 112669

Law Department

The City of Seattle

AN ORDINANCE relating to land use, amending Section 23.41.004 of the Seattle Municipal Code, relating to Design Review, to implement a proposal from the North Neighborhoods (Lake City) Neighborhood Plan.

Honorable President:

Your Committee on NGP

to which was referred the within report that we have considered the

COMPTROLLER FILE No. _____

Introduced: <u>MAY 3 1999</u>	By: <u>CONLI</u>
Referred:	To: Neighborhoods Growth Planning and City
Referred: <u>MAY 3 1999</u>	To: Committee
Referred:	To:
Reported: <u>6-7-99</u>	Second Reading:
Third Reading: <u>6-7-99</u>	Signed: <u>6-7-99</u>
Presented to Mayor: <u>6-7-99</u>	Approved:
Returned to City Clerk:	Published: <u>Full Text 2pp</u>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

DO PASS

2-0 (L)

5/25/99

6-7-99 Full Council

(Excused: C)

(41)

(13)

Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

to President:

Committee on NGP+CE

was referred the within Council Bill No. 112, 101, 9

that we have considered the same and respectfully recommend that the same:

DO PASS as amended (S)

2-0 (Lopez, Conlin)

5/25/99

99 Full Council: Passed 7-0

(Excused: Choe, Podolowski)



Committee Chair

ORDINANCE 119490

AN ORDINANCE relating to land use, amending Section 23.41.004 of the Seattle Municipal Code, relating to Design Review, to implement a proposal from the North Neighborhoods (Lake City) Neighborhood Plan.

WHEREAS, this Land Use Code amendment is consistent with the City's existing Comprehensive Plan's intent to promote high quality conditions throughout the city, and is consistent with the proposed North Neighborhoods Neighborhood Plan; and

WHEREAS, the Council finds that the proposed amendments will protect and promote the health, safety and welfare of the general public;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.004, Subsection A of the Seattle Municipal Code, as last amended by Ordinance 119399, is further amended as follows:

23.41.004 Applicability.

A. Design Review Required.

1. Design review is required for any new multifamily or commercial structure that exceeds SEPA thresholds if the structure:

a. Is located in one of the following zones:

- i. Lowrise (L3, L4),
- ii. Midrise (MR),
- iii. Highrise (HR),
- iv. Neighborhood Commercial (NC1, 2, 3), or
- v. Seattle Cascade Mixed (SCM); or

b. Is located in a Commercial (C1, or C2) zone, and

- i. The proposed structure is located within an urban village area identified in the Seattle Comprehensive Plan, or
- ii. The site of the proposed structure abuts or is directly across a street or alley from any lot zoned single family, or
- iii. The proposed structure is located in the area bounded by NE 95th Street on the south, NE ~~((120th))~~ 145th Street on the north, 15th Ave. NE on the west, and ~~((30th Ave. NE))~~ Lake Washington on the east ~~((, but only until June 30, 1999)).~~

2. Design review is required for all new Major Institution structures which exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

3. Downtown, design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

DOC 1 & DOC 2 Zones

Use	Threshold
Non-Residential	50,000 square feet of gross floor area
Residential	20 dwelling units

DRC, DMC, DMR, DH1, DH2

Use	Threshold
Non-Residential	20,000 square feet of gross floor area
Residential	20 dwelling units

4. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of SMC Section 25.05.908, environmentally critical areas, are exempt from design review.

* * *

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 7th day of June, 1999, and signed by me in open session in authentication of its passage this 7th day of June, 1999.

[Signature]
President of the City Council

Approved by me this 8th day of June, 1999.

[Signature]
Paul Schell, Mayor

Filed by me this 8 day of June, 1999.

[Signature]
City Clerk

(SEAL)

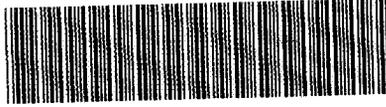
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Seattle City Clerk's Office
600 4th Avenue, Room 104
Seattle, WA 98104

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CITY OF SEATTLE

99 NOV 22 PM 12:07

CITY CLERK



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PAGE 001 OF 004
08/11/1999 09:30
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SEATTLE CITY O MISC 11.00

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

<p>Document Title(s) (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.)</p> <p>1. ORDINANCE # 119490</p>
<p>Re _____ of document.</p>
<p>Grantor(s) (Last name first, then first name and initials)</p> <p>1. City of Seattle</p> <p><input type="checkbox"/> Additional names on page ---- of document.</p>
<p>Grantee(s) (Last name first, then first name and initials)</p> <p>1. N/A</p> <p>2.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p><input type="checkbox"/> Additional reference #'s on page ----- of document N/A</p>
<p>Assessor's Property Tax Parcel/Account Number/ N/A</p> <p><input type="checkbox"/> Assessor Tax # not yet assigned.</p>

ORDINANCE 119490

1
2 AN ORDINANCE relating to land use, amending Section 23.41.004 of the Seattle Municipal
3 Code, relating to Design Review, to implement a proposal from the North Neighborhoods
(Lake City) Neighborhood Plan.

4 WHEREAS, this Land Use Code amendment is consistent with the City's existing
5 Comprehensive Plan's intent to promote high quality conditions throughout the city, and
is consistent with the proposed North Neighborhoods Neighborhood Plan; and

6 WHEREAS, the Council finds that the proposed amendments will protect and promote the health,
7 safety and welfare of the general public;

8 NOW THEREFORE,

9 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

10 Section 1. Section 23.41.004, Subsection A of the Seattle Municipal Code, as last
amended by Ordinance 119399, is further amended as follows:

11 23.41.004 Applicability.

12 A. Design Review Required.

13 1. Design review is required for any new multifamily or commercial structure that
14 exceeds SEPA thresholds if the structure:

15 a. Is located in one of the following zones:

- 16 i. Lowrise (L3, L4),
17 ii. Midrise (MR),
18 iii. Highrise (HR),
19 iv. Neighborhood Commercial (NC1, 2, 3), or
20 v. Seattle Cascade Mixed (SCM); or

21 b. Is located in a Commercial (C1, or C2) zone, and

- 22 i. The proposed structure is located within an urban village area
identified in the Seattle Comprehensive Plan, or
ii. The site of the proposed structure abuts or is directly across a street
or alley from any lot zoned single family, or
iii. The proposed structure is located in the area bounded by NE 95th
Street on the south, NE ~~((120th))~~ 145th Street on the north, 15th Ave. NE on the west, and ~~((30th~~
~~Ave. NE))~~ Lake Washington on the east ~~((, but only until June 30, 1999)).~~



2. Design review is required for all new Major Institution structures which exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

3. Downtown, design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

DOC 1 & DOC 2 Zones

Use	Threshold
Non-Residential	50,000 square feet of gross floor area
Residential	20 dwelling units

DRC, DMC, DMR, DH1, DH2

Use	Threshold
Non-Residential	20,000 square feet of gross floor area
Residential	20 dwelling units

4. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of SMC Section 25.05.908, environmentally critical areas, are exempt from design review.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 7th day of June, 1999, and signed by me in open session in authentication of its passage this 7th day of June, 1999.

[Signature]
President of the City Council

Approved by me this 8th day of June, 1999.

[Signature]
Paul Schell, Mayor

Filed by me this 8 day of June, 1999.

[Signature]
City Clerk

(SEAL)



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Passed by the City Council the _____ day of _____, 1999, and signed by me in open session in authentication of its passage this _____ day of _____, 1999.

President of the City Council

Approved by me this _____ day of _____, 1999.

Paul Schell, Mayor

Filed by me this _____ day of _____, 19____.

City Clerk

(SEAL)

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Richard Cookin

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____



PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

106725
City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD 119490

was published on

06/14/99

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

R. Patterson

Subscribed and sworn to before me on

06/14/99

McLweeney

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE NO. 119490

AN ORDINANCE relating to land use, amending Section 23.41.004 of the Seattle Municipal Code, relating to Design Review, to implement a proposal from the North Neighborhoods (Lake City) Neighborhood Plan.

WHEREAS, this Land Use Code amendment is consistent with the City's existing Comprehensive Plan's intent to promote high quality conditions throughout the city, and is consistent with the proposed North Neighborhoods Neighborhood Plan; and

WHEREAS, the Council finds that the proposed amendments will protect and promote the health, safety and welfare of the general public;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Section 23.41.004, Subsection A of the Seattle Municipal Code, as last amended by Ordinance 119399, is further amended as follows:

23.41.004 APPLICABILITY.

A. Design Review Required.

1. Design review is required for any new multifamily or commercial structure that exceeds SEPA thresholds if the structure:

a. Is located in one of the following zones:

i. Lowrise (L3, L4),

ii. Midrise (MR),

iii. Highrise (HR),

iv. Neighborhood Commercial (NC1, 2, 3), or

v. Seattle Cascade Mixed (SCM) or

b. Is located in a Commercial (C1, or C2) zone, and

i. The proposed structure is located within an urban village area identified in the Seattle Comprehensive Plan, or

ii. The site of the proposed structure abuts or is directly across a street or alley from any lot zoned single family, or

iii. The proposed structure is located in the area bounded by NE 36th Street on the south, NE (120th), 145th Street on the north, 16th Ave. NE on the west, and (30th Ave. NE) Lake Washington on the east, but only until June 30, 1999.

2. Design review is required for all new Major Institution structures which exceed SEPA thresholds in the zones listed in subsection A1 of this section, unless the structure is located within a Major Institution Overlay (MIO) District.

3. Downtown design review is required for all new multifamily and commercial structures greater than or equal to the following thresholds:

DOC 1 & DOC 2 ZONES

USE -- THRESHOLD:

Non-Residential -- 50,000 square feet of gross floor area; Residential -- 20 dwelling units.

DRC, DMC, DMR, DH1, DH2

USE -- THRESHOLD:

Non-Residential -- 20,000 square feet of gross floor area; Residential -- 20 dwelling units.

4. New multifamily or commercial structures in the zones listed in subsection A1 of this section, that are subject to SEPA solely as a result of the provisions of SMC Section 23.41.004, environmentally critical areas, are exempt from design review.

SECTION 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 7th day of June, 1999, and signed by me in open session in authentication of its passage this 7th day of June, 1999.

SUE DONALDSON,

President of the City Council.

Approved by me this 8th day of June, 1999.

PAUL SCHELL,

Mayor.

Filed by me this 8th day of June, 1999.

(Seal) JUDITH E. PIPPIN,

City Clerk.

Publication ordered by JUDITH PIPPIN, City Clerk.

((Boldface denotes deletion))

Date of official publication in Daily Journal of Commerce, Seattle, June 14, 1999. 6/14(106725)